









Enjoying a very convenient position close to Cleadon Village centre and on a highly reputable development, this four bedroom link detached home is perfect for families who wish to live within this picturesque locality. Available with no upward chain, the property would benefit from some updating and modernising. Comprising entrance hall, ground floor WC, lounge, dining room, kitchen, 4 first floor bedrooms and a bathroom and benefiting from some double glazing and gas central heating, also featuring gardens to the front with a double length drive and garage to the side together with enclosed mature gardens to the rear.

Walking distance from all outstanding amenities, this highly desirable village has to offer, the property is well placed for Cleadon Village Academy, local bars, micropubs, restaurants, cafes and shops whilst it enjoys a semi rural situation it is also within walking distance of the coast. Within easy commuting distance of Sunderland, South Shields and Newcastle Upon Tyne, East Boldon Metro Station is close to hand which provides superb links to Newcastle Central Station and Newcastle International Airport. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall



Staircase to first floor landing and single radiator.

Ground Floor WC



Low level WC and washbasin, single radiator and part tiled walls.

Lounge 18'4" x 10'9"



Two double glazed windows to front and double radiator.

Kitchen 9'3" x 9'2"



Wall and floor cupboards with working surfaces over incorporating sink and drainer, integrated oven and hob, breakfast bar, tile effect flooring, double glazed window to rear and UPVC door to rear gardens.

Dining Room 17'10" x 8'7"



Double glazed window to rear and two single radiators. Sliding doors to rear garden.

First Floor Landing

Double glazed window and access to loft.

Bedroom 1 10'10" x 10'11" into fitted robes



Double glazed window, single radiator and fitted wardrobes.

Bedroom 2 9'11" x 9'1"



Double glazed window and single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'11" x 9'5"



Double glazed window and single radiator.

Bedroom 4 10'7" x 7'1"



Double glazed window and single radiator.

Bathroom



Low level WC, washbasin and bath with overhead shower, double glazed window, tiled walls.

Outside



Attractive garden to the front with driveway providing off street parking leading to GARAGE. To the rear there is a lawned garden with planted borders, access to garage.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in

the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

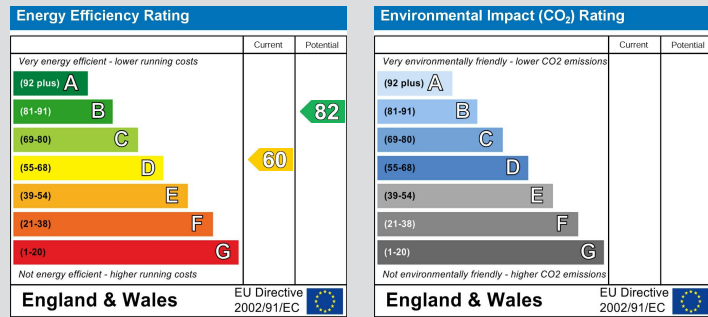
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor
Approximate Floor Area
(52.37 sq.m)



First Floor
Approximate Floor Area
(46.59 sq.m)

